	ECIAL EXCEPTION 86. 530. A	, 8		PETITON FOR	ZONING VARIANCE		
PETITION FOR SPECIAL EXCEPTION 8			PETITION FOR ZONING VERIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 86-50-6-14				
TO THE ZONING COMMISSIONER OF BALTIM	MORE COUNTY:	Foste W/S o of Th	des	scribed in the description and plat attached	property situate in Baltimore County and which is d hereto and made a part hereof, hereby petition for a		
described in the description and plat attached h	operty situate in Baltimore County and which is ereto and made a part hereof, hereby petition for a	er an of Yo helma			rmit a front setback of 3 r in lie	eu .	
	oning Regulations of Baltimore County, to use the	Av Rd			3.3 d to permit a distance of 25 feet lieu of the required 50 feet.		
_Advertising_Structures	30	. ise					
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	E. D. 8	310' S 8th E1	of foll	the Zoning Regulations of Baltimore County lowing reasons: (indicate hardship or prac	MAR 233 LA	A	
Property is to be posted and advertised as p	prescribed by Zoning Regulations.	86-520 of the		Paper Street	3D E. D. <u>8</u>	_	
I, or we, agree to pay expenses of above Spe of this petition, and further agree to and are to of Baltimore County adopted pursuant to the Zo	be bound by the zoning regulations and restrictions oning Law for Baltimore County.	20-XA le c/1			DATE 3-4-6	<i>Y</i>	
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we			Property is to be posted and advertised	d as prescribed by Zaning Regulations	-	
	are the legal owner(s) of the property which is the subject of this Petition.				Variance advertising, posting, etc., upon filing of this bound by the zoning regulations and restrictions of		
Contract Furchaser:	Legal Owner(s): Foster and Kleiser		pet Bal	ition, and further agree to and are to be b timore County adopted pursuant to the Zor	ning Law For Baltimore County.		
(Type or Print Name)	George Arconti, Jr. Agent (Type or Print Name)				I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.		
Signature	Signature	(2)	Cor	ntract Purchaser:	Legal Owner(s): George Arconti, Jr.		
Address	(Type or Print Name)	12 20 ES. 4	- 10	(Type or Print Name)	(Type or Print Name)		
City and State	Signature	× × ×		Signature	Signature Stanti		
Atteracy for Petitioner:  (Type o: Print Name)	3001 Remington Avenue 235-8820 Address Phone No.			Address	(Type or Print Name)		
V T. Bogers Harrison Signature	Baltimore, Maryland_21211 City and State			City and State	Signature		
_306_West_Joppa_RoadAddress	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted			orney for Petitioner: Rogers Harrison	3001 Remington Avenue 235-8820		
_ Towson, Maryland 21204 City and State	7			(Type or Print Name)	Address Phone No. Baltimore, Maryland 21211		
Attorney's Telephone No.:828_1335	3001 REMINICTON AVENUE 235-8820 Address 21211 Phone No.		30	Signature O  6 West Joppa Road	City and State  Name, address and phone number of legal owner con-		
ORDERED By The Zoning Commissioner of	f Baltimore County, thisday			Address wson, Maryland 21204	tract purchaser or representative to be contacted		
N i	ne subject matter of this petition be advertised, as			orney's Telephone No.: 828-1335	Name		
<b>T</b>	y, in two newspapers of general circulation through- and that the public hearing be had before the Zoning		)		Address Phone No.		
Commissioner of Baltimore County in Room 10	06, County Office Building in Towson, Baltimore				of Baltimore County, this21st day		
day of day of	June 86, at 11:45 o'clock	<u> </u>	of veg	May, 19_86, that ired by the Zoning Law of Baltimore Court Baltimore County, that property be posted	the subject matter of this petition be advertised, as nty, in two newspapers of general circulation through, and that the public hearing be had before the Zoning		
	(201 × 10.		in a day	E	roo, county office Building in Towson, Baltimore		
	Zoning Commissioner of Baltimore County.		Con	M.	June 19_86 at 11:45 o'clock		
20.07141	over)				Call Saller		
	,	2			Zoning Commissioner of Baltimore County.		
1,2 *		5		<b>. 786</b>	(over)		
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PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCES 8th Election District Case No. 86-520-XA PETITIONS FOR SPECIAL EXCEPTION AND ZONING CERTIFICATE OF PUBLICATION LOCATION: West Side of York Road, 310 feet South of the Centerline of Theims Avenue DATE AND TIME: Monday, June 23, LOCATION: West Side of York COCATION: West Side of York Road, 310 feet South of the Center-line of Theima Avenue
DATE AND TIME: Monday, June 23, 1986, at 11:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. ( papeake Avenue, Towson, Maryland June 5 TOWSON, MD., _____ The Zoning Commissioner of Balti-more County, by authority of the THIS IS TO CERTIFY, that the annexed advertisement was Zoning Act and Regulations of Balti-more County, will hold a public hearpublished in THE JEFFERSONIAN, a weekly newspaper printed Maryland
The Zoning Commissioner of Bal Petition for Special Exception ( two single faced 12 feet by 25 feet illuminated advertising nore County, by suthority of the Zon-ing Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Exception for two single faced 12 feet by 25 feet illuand published in Towson, Baltimore County, MJ., appearing on Petition for Zoning Variances to permit a front yard setback of 3 feet in lieu of the required 25 feet June 5 19 86. minated advertising structures.

Petition for Zoning Variances to permit a front yard setback of 3 feet in lieu of the sequired 25 feet and a distance of 25 feet to the street intersection in lieu and a distance of 25 feet to the street intersection in lieu of the required 50 tool Being the property of Foster and Klesser, as shown on plat plan filed with the Zoning Office. of the required 50 feet and Addition of the required 50 feet and Addition Being the property of Foster and Kleises, as shown on plat pica filed with the Zoning Office.

In the event that this Petition(s) is THE JEFFERSONIAN, In the event that this Petitions(s) is 18 Venetorli granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Corumissione will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set Cost of Advertising above or made at the hearing.

Ry Cider Of

ARNOLD JABLON. 77029-L89487 Jung 4 Zoning Commissioner of Baltimore County
\$/512 June 5.

RECEIVED

1 Side in Land

CERTIFICATE OF PUBLICATION TOWSON, MD., June 4 1986 THIS IS TO CERTIFY, that the annexed advertisement was DATE AND I INK: Montely, June 23, 1986, at 11:45 s.m. PUBLIC MEARING: Room 106, County Office Building, 111 W Chee-speake Avenue, Towson, Maryland published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on june 4 , 19 86 TOWSON TIMES, granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commis-sioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the 42.50 date of the hearing set above or BY ORDER OF ARNOLD JABLON ZOHING COMMISSIONER OF BALTIMORE COUNTY

BEFORE THE IN RE: PETITIONS SPECIAL EXCEPTION AND ZONING VARIANCES ZONING COMMISSIONER W/S of York Road, 310' S of * the centerline of Thelma OF BALTIMORE COUNTY Avenue - 8th Election District Case No. 86-520-XA Foster and Kleiser, Petitioner * * * * * * * * * * FINDINGS OF FACT AND CONCLUSIONS OF LAW The Petitioner herein requests a special exception for two, 12' x 25' single-faced, side-by-side, illuminated outdoor advertising signs and, additionally, variances to permit a front yard setback of 3 feet instead of the required 25 feet and a setback to the street intersection of 25 feet instead of the required 50 feet, as more particularly described on Petitioner's Exhibit 1. The Petitioner, by Barry Friedman, Director of Public Relations, appeared and was represented by Counsel. Manual DiPaola, owner of the Turf Inn, appeared in support. There were no Protestants. Testimony indicated that the "billboards" are presently situated on property zoned B.R. and located on York Road and High View Avenue, adjacent to the Turf Inn. The Petitioner proposes to move them to another location on the property at an angle to York Road and parallel to High View Avenue. The Turf Inn will lease that portion of the property on which they are now

located to provide additional parking. The Petitioner seeks relief from Section 413.3, pursuant to Section 502 g, and from Sections 413.3.C and D, pursuant to Section 307, Baltimore After due consideration of the testimony and evidence presented, it is

addition, the variances requested will not be detrimental to the public

ing on this Petition held, and for the reasons given above, the requested

two, 12' x 25' single-faced, side-by-side, illuminated outdoor advertising

signs and, additionally, the Petition for Zoning Variances to permit a front

yard setback of 3 feet instead of the required 25 feet and a setback to the

street intersection of 25 feet instead of the required 50 feet be and are

hereby GRANTED, from and after the date of this Order, subject to the follow-

be granted same upon receipt of this Order; how-

ever, Petitioner is hereby made aware that pro-

ceeding at this time is at its own risk until

such time as the applicable appellate process from

this Order has expired. If, for whatever reason,

this Order is reversed, the Petitioner would be

required to return, and be responsible for return-

- 3 -

Zoning Commissioner of

Baltimore County

ing, said property to its original condition.

1. The Petitioner may apply for its sign permit and

Pursuant to the advertisement, posting of the property, and public hear-

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County,

day of June, 1986, that the Petition for Special Exception for

health, safety, and general welfare.

Andrew Janquitto, Esquire

People's Counsel

ing:

special exception and variances should be granted.

streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR. It is clear from the testimony that if the variances were granted, such F0!! use proposed would not be contrary to the spirit of the BCZR and would not 10 result in substantial detriment to the public good. - 2 clear that a practical difficulty or unreasonable hardship would result if the PROPERTY DESCRIPTION instant variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In

BEGINNING AT A POINT LOCATED ON THE WEST SIDE OF YORK ROAD (80 FEET WIDE), 310 FEET SOUTH OF THE CENTERLINE OF THELMA AVENUE (40 FEET WIDE), AND 60 FEET FROM THE CENTERLINE OF YORK ROAD AND THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES: 1.) MORTHWESTERLY AND ALONG THE SOUTH SIDE OF A PAPER STREET KNOWN AS HIGHVIEW AVENUE (30 FEET WIDE) A DISTANCE OF 60 FEET TO A POINT, THENCE 2.) SOUTHWESTERLY AND AT A RIGHT ANGLE A DISTANCE OF 15 FEET TO A POINT, THENCE 3.) SOUTHEASTERLY AND AT A RIGHT ANGLE A DISTANCE OF 60 FEET TO A POINT, THENCE 4.) NORTH-EASTERLY AND AT A RIGHT ANGLE A DISTANCE OF 15 FEET TO THE BEGINNING POINT.

()

It is clear that the BCZR permits the use requested by the Petitioner in

a B.R. Zone by special exception. It is equally clear that the proposed use

would not be detrimental to the primary uses in the vicinity. Therefore, it

must be determined whether the conditions as delineated in Section 502.1 are

that the special exception should be granted with certain restrictions, as

would show that the proposed use met the prescribed standards and require-

ments set forth in Section 502.1. In fact, the Petitioner has snown that

the proposed use would be conducted without real detriment to the neigh-

borhood and would not adversely affect the public interest. The facts and

circumstances do not show that the proposed use at the particular location

described by Petitioner's Exhibit 1 would have any adverse impact above and

beyond that inherently associated with such a special exception use, irrespec-

tive of its location within the zone. Schultz v. Pritts, 432 A.2d 1319

eral welfare of the locality, nor tend to create congestion in roads,

The proposed use will not be detrimental to the health, safety, or gen-

After reviewing all of the testimony and evidence presented, it appears

The Petitioner had the burden of adducing testimony and evidence which

satisfied by the Petitioner.

more fully described below.

PETITION FOR VARIANCES 8th Election District W/S of York Rd., 310' S of the : OF BALTIMORE COUNTY ARNOLD JABLON C/L of Thelma AVe., 8th District ZONING COMMISSIONER Case No. 86-520-XA JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER FOSTER AND KLEISER, Petitioner Case No. 86-520-XA West Side of York Road, 310 feet South of the Centerline of June 17, 1986 ::::::: LOCATION: Thelma Avenue ENTRY OF APPEARANCE DATE AND TIME: Monday, June 23, 1986, at 11:45 a.m. T. Rogers Harrison, Esquire 306 West Joppa Road PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Please enter the appearance of the People's Counsel in the Towson, Maryland Towson, Maryland 21204 above-captioned matter. Notices should be sent of any hearing dates or The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCES W/S of York Rd., 310'S of the c/l of Thelma Ave. Regulations of Baltimore County, will hold a public hearing: other proceedings in this matter and of the passage of any preliminary Petition for Special Exception for two single faced 12 feet by 25 feet or final Order. Foster and Kleiser - Petitioner Case No. 86-520-XA illuminated advertising structures Petition for Zoning Variances to permit a front yard setback of 3 feet Dear Mr. Harrison: in lieu of the required 25 feet and a distance of 25 feet to the street Phyllis Cole Friedman intersection in lieu of the required 50 feet Phyllis cole Friedman People's Counsel for Baltimore County This is to advise you that \$100.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued. Peter Max Zimmerman THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. Deputy People's Counsel Room 223, Court House Being the property of Foster and Kleiser , as shown on plat plan filed with the Zoning Office. Towson, Maryland 21204 494-2188 Do <u>not</u> remove sign from property from the time it is placed by In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, extertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the I HEREBY CERTIFY that on this 9th day of June, 1986, a copy No. 21754 County, Maryland, and remit BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION of the foregoing Entry of Appearance was mailed to T. Rogers Harrison, .ng, Towson, Maryland BALTIMORE COUNTY, MARYLAND MISCELLANEOUS CASH RECEIPT OFFICE OF FINANCE - REVENUE DIVISION hearing set above or made at the hearing. Cogne sant in Terrer C Esquire, 306 W. Joppa Rd., Towson, MD 21204, Attorney for Petitioner. MISCELLANEOUS CASH RECEIPT BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY RECEIVED Priest Harreren Cunant - Reduction, Come 86-560-AA FOR FILLING FEE FOR SPECIAL EXCEPTION & VARIANCE Fretze + pilce int -ITEH 392 FOSTER + KLEISER 8 602/444443002/11 4224 VALIDATION OR SIGNATURE OF CASHIER BALTIMORE COUNTY, MARYLAND SPECIAL EXCEPTION INTER-OFFICE CORRESPONDENCE PROFESSED - RELOCATE TWO EXECTING ILLUMINATED Arnold Jablon C86-520-XA ADVERTISING STEWTURES. TO Zoning Commissioner Date June 16, 1986 (EXISTING SITCIAL EXCEPTION - 4749 X) Norman E. Gerber, AICP FROM Director, Office of Planning & Zoning ZCNED - B.R. SCALE - 1"=100" ELECTION DISTRICT - 8+W SUBJECT Zoning Variance Petition No. 86-520-XA Foster & Kleiser CERTIFICATE OF POSTING NOTE: ALL SIGNS EXECTED IN ACCOUTANCE This office is opposed to the granting of the subject petition. Arterial WITH SECTION A13 OF BALTIMORE roads in Baltimore County already are blessed with a plethora of signage. Date of Posting June 1, 198 4 COUNTY ZONING REGULATIONS. Further, this office cannot understand how a proposal that does not meet the Posted for: Special Exception required standard setbacks can possibly meet the Schultz vs. Pritz site speci-CTIMONIUM HEIGHTSfic test. SECTION A D.R. 5.5 NEW LOCATION-EX. SIGN AREA T TIMONIUM ZONED E.R. FAIR GROUNDS7 Posted by S. J. arata Date of return: June 6, 1986 NEG: JGH: bjs Number of Signs: ECENTERUNE YORK ROAD (80'FW) #392 86-520 XA CONED B.L. BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this 21st 1985.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCES

James E./Dyer

Advisory Committee

Chairman, Zoning Plans

Foster & Kleiser

T. Rogers Harrison, Enquire

T. Rogers Harrison, Esquire 306 West Joppa Road May 26, 1986 Towson, Maryland 21204 NOTICE OF HEARING RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCES W/S of York Rd., 310' S of the c/l of Thelma Ave. 8th Election District Foster and Kleiser - Petitioner Case No. 86-520-XA 11:45 a.m. Monday, June 23, 1986 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland No. 019930

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE June 10, 1986 COUNTY OFFICE BLDG. 111 W. Chesapeake Are. Towson, Maryland 21204 George Arconti, Jr., Agent Nicholas B. Commodari Foster and Kleiser 3001 Remington Avenue Chairman Baltimore, Maryland 21211 MEMBERS RE: Item No. 392 - Case No. 86-520-XA Bureau of Petitioner: Foster and Kleiser Special Exception and Variance Petitions Department of Traffic Engineering Dear Mr. Arconti: Scate Roads Commission The Zoning Plans Advisory Committee has reviewed the plans Bureau of submitted with the above-referenced petition. The following Fire Prevention comments are not intended to indicate the appropriateness of the Health Department zoning action requested, but to assure that all parties are made Project Planning aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning Building Department may file a written report with the Zoning Commissioner with recom-Board of Education mendations as to the suitability of the requested zoning. Zoning Administration Industrial Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly. Yery truly yours, JAMES E. DYER Chairman Zoning Plans Advisory Committee JED:kkb Enclosures cc: T. Rogers Harrison 306 West Joppa Road Towson, Maryland 21204 DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 May 19, 1986 TED ZALESKI, JR. DIRECTOR Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204 Comments on Item # 392 Zoni.g Advisory Committee Meeting arc *, follows: Foster and Kleiser W/S York Road, 310 feet S of c/l Thelma Avenue APPLICABLE ITEMS ARE CIRCLED: All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards. B) A building and other miscellaneous permits shall be required before the start of any construction. C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data. D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a parmit application. Reproduced seals are not acceptable. E. All Use Group, except R-4 Single Family Detached Deallings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line. F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department

G. The requested variance appears to conflict with Section(s) ______, of the Baltimore

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the sxisting structure is Engineer seals are usually required. The change of Use Groups are from Use to Use or See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverins. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not interded to be construed as the full extent of any permit. If wired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

(J.) comments: Signs shall comply with Article 19 as amended by Council Bill #17-85.

MARK AL PRIMA

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0 A DALTIMORE COUNTY
OFFICE OF FLANNING AND ZONING
TOWSON MARYLAND 21204
494-J211 NORMAN E. GERBER Mr. Arnold Jablon JUNE 2, 1986 Zoning Commissioner County Office Building Towson, Maryland 21201 Re: Zoning Advisory Meeting of MAY 6, 1986 Item : 392 Meeting or WIF . W. LEISER . Property Owner: FOSTER AND KLEISER LOCATION: W/S YORK ROAD, 31015 OF d

Dear Mr. Jablon: The Division of Current Planning and Development has reviewed the subject applicable. There are no site planning factors requiring comment.

A County Review Group Meeting is required.

A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

Subdivision. The plan must snow the entire tract.

A record plat will be required and must be recorded prior to issuance of a building permit.

The access is not satisfactory.

The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.

development on these soils is prohibited.

Construction in or alteration of the floodplain is prohibited Regulations.

Development of this site may constitute a notation. Regulations.

Development of this site may constitute a potential conflict with the Baltimore County Haster Plan.

( )The amended Development Plan was approved by the Planning Board On Change and the Comply with Galtimore County Landscape Manual. The property is located in a deficient service area as defined by Capacity Use Certificate has been issued. The deficient service is ( )The property is located in a trainic area controlled by a "D" level intersection as defined by 3:11 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated innually by the County Council.

Chier, Current Planning and Davelopment

CC: James Hoswell

Maryland Department of Transportation State Highway Administration

Villiam K. Hellmann Hal Kassoff 280NITES SEPARTMENT

Mr. A. Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Attention: Mr. James Dyer

Re: ZAC Meeting of 5-6-86 ITEM: 392. Property Owner: Foster & Kleiser Location: W/S York Road, Route 45, 310 feet S. of centerline Thelma Avenue

Existing Zoning: B.R. Proposed Zoning: Variance to permit a front setback of 3 feet in lieu of the required 25 feet and to permit a distance of 25 feet to the street intersection in lieu of the required 50 feet and <u>Special</u>
Exception for two single faced
12 foot by 25 foot illuminated advertising structures Acres: 15" x 60' District: 8th Election District

Dear Mr. Jablon:

On review of the submittal for sign variance, the site plan has been forwarded to the State Highway Administration Beautification Section c/o Morris Stein, (659-1642) for all comments relative to zoning.

> Very truly yours, Charles Lee Chief Bureau of Engineering Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle Mr. M. Stein (w-attachment)

My telephone number is__(301) 659-1350 Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500 PAUL H. REINCKE CHIEF

0

May 20, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Chairman Zening Plans Advisory Committee

KE: Property Owner: Foster and Kleiser

Location: W/S York Road, 310 feet S. of centerline Thelma Avenue Item No.: 392 Zoning Agenda: Meeting of 5/6/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

' ) 6. Site plans are approved, as drawn.

(x) 7. The Fire Prevention Bureau has no compants, at this time.

Special Inspection Division

	ECIAL EXCEPTION 86. 530. A	,  8		PETITON FOR	ZONING VARIANCE		
PETITION FOR SPECIAL EXCEPTION 8			PETITION FOR ZONING VERIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  86-50-6-14				
TO THE ZONING COMMISSIONER OF BALTIM	MORE COUNTY:	Foste W/S o of Th	des	scribed in the description and plat attached	property situate in Baltimore County and which is d hereto and made a part hereof, hereby petition for a		
described in the description and plat attached h	operty situate in Baltimore County and which is ereto and made a part hereof, hereby petition for a	er an of Yo helma			rmit a front setback of 3 r in lie	eu.	
	oning Regulations of Baltimore County, to use the	Av Rd			3.3 d to permit a distance of 25 feet lieu of the required 50 feet.		
_Advertising_Structures	30	. ise					
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	E. D. 8	310' S 8th E1	of foll	the Zoning Regulations of Baltimore County lowing reasons: (indicate hardship or prac	MAR 233 LA	A	
Property is to be posted and advertised as p	prescribed by Zoning Regulations.	86-520 of the		Paper Street	3D E. D. <u>8</u>	_	
I, or we, agree to pay expenses of above Spe of this petition, and further agree to and are to of Baltimore County adopted pursuant to the Zo	be bound by the zoning regulations and restrictions oning Law for Baltimore County.	20-XA le c/1			DATE 3-4-6	<i>Y</i>	
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we			Property is to be posted and advertised	d as prescribed by Zaning Regulations	-	
	are the legal owner(s) of the property which is the subject of this Petition.				Variance advertising, posting, etc., upon filing of this bound by the zoning regulations and restrictions of		
Contract Furchaser:	Legal Owner(s): Foster and Kleiser		pet Bal	ition, and further agree to and are to be b timore County adopted pursuant to the Zor	ning Law For Baltimore County.		
(Type or Print Name)	George Arconti, Jr. Agent (Type or Print Name)				I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.		
Signature	Signature	(2)	Cor	ntract Purchaser:	Legal Owner(s): George Arconti, Jr.		
Address	(Type or Print Name)	12 20 ES. 4	- 10	(Type or Print Name)	(Type or Print Name)		
City and State	Signature	× × ×		Signature	Signature Stanti		
Atteracy for Petitioner: (Type o: Print Name)	3001 Remington Avenue 235-8820 Address Phone No.			Address	(Type or Print Name)		
V T. Bogers Harrison Signature	Baltimore, Maryland_21211 City and State			City and State	Signature		
_306_West_Joppa_RoadAddress	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted			orney for Petitioner: Rogers Harrison	3001 Remington Avenue 235-8820		
_ Towson, Maryland 21204 City and State	7			(Type or Print Name)	Address Phone No. Baltimore, Maryland 21211		
Attorney's Telephone No.:828_1335	3001 REMINICTON AVENUE 235-8820 Address 21211 Phone No.		30	Signature O 6 West Joppa Road	City and State Name, address and phone number of legal owner con-		
ORDERED By The Zoning Commissioner of	f Baltimore County, thisday			Address wson, Maryland 21204	tract purchaser or representative to be contacted		
N i	ne subject matter of this petition be advertised, as			orney's Telephone No.: 828-1335	Name		
T	y, in two newspapers of general circulation through- and that the public hearing be had before the Zoning)		Address Phone No.		
Commissioner of Baltimore County in Room 10	06, County Office Building in Towson, Baltimore				of Baltimore County, this21st day		
day of day of	June 86, at 11:45 o'clock	<u> </u>	of veg	May, 19_86, that ired by the Zoning Law of Baltimore Court Baltimore County, that property be posted	the subject matter of this petition be advertised, as nty, in two newspapers of general circulation through, and that the public hearing be had before the Zoning		
	(201 × 10.		in a day	E	roo, county office Building in Towson, Baltimore		
	Zoning Commissioner of Baltimore County.		Con	day of	June 19_86 at 11:45 o'clock		
20.07141	over)				Call Saller		
	,	2			Zoning Commissioner of Baltimore County.		
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MARINE A CHARLES CONTRACTOR OF THE SECTION OF MAIN MARINESS AND MARINESS AND ACTIVITY OF THE CHARLES AND ACTIVITY	na and an angle of the second sec	***		· · · · · · · · · · · · · · · · · · ·		Masaren i met i sekter i grand	

392

PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCES 8th Election District Case No. 86-520-XA PETITIONS FOR SPECIAL EXCEPTION AND ZONING CERTIFICATE OF PUBLICATION LOCATION: West Side of York Road, 310 feet South of the Centerline of Theims Avenue DATE AND TIME: Monday, June 23, LOCATION: West Side of York COCATION: West Side of York Road, 310 feet South of the Center-line of Theima Avenue
DATE AND TIME: Monday, June 23, 1986, at 11:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. (papeake Avenue, Towson, Maryland June 5 TOWSON, MD., _____ The Zoning Commissioner of Balti-more County, by authority of the THIS IS TO CERTIFY, that the annexed advertisement was Zoning Act and Regulations of Balti-more County, will hold a public hearpublished in THE JEFFERSONIAN, a weekly newspaper printed Maryland
The Zoning Commissioner of Bal Petition for Special Exception (two single faced 12 feet by 25 feet illuminated advertising nore County, by suthority of the Zon-ing Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Exception for two single faced 12 feet by 25 feet illuand published in Towson, Baltimore County, MJ., appearing on Petition for Zoning Variances to permit a front yard setback of 3 feet in lieu of the required 25 feet June 5 19 86. minated advertising structures.

Petition for Zoning Variances to permit a front yard setback of 3 feet in lieu of the sequired 25 feet and a distance of 25 feet to the street intersection in lieu and a distance of 25 feet to the street intersection in lieu of the required 50 tool Being the property of Foster and Klesser, as shown on plat plan filed with the Zoning Office. of the required 50 feet and Addition of the required 50 feet and Addition Being the property of Foster and Kleises, as shown on plat pica filed with the Zoning Office.

In the event that this Petition(s) is THE JEFFERSONIAN, In the event that this Petitions(s) is 18 Venetorli granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Corumissione will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set Cost of Advertising above or made at the hearing.

Ry Cider Of

ARNOLD JABLON. 77029-L89487 Jung 4 Zoning Commissioner of Baltimore County
\$/512 June 5.

RECEIVED

1 Side in Land

CERTIFICATE OF PUBLICATION TOWSON, MD., June 4 1986 THIS IS TO CERTIFY, that the annexed advertisement was DATE AND I INK: Montely, June 23, 1986, at 11:45 s.m. PUBLIC MEARING: Room 106, County Office Building, 111 W Chee-speake Avenue, Towson, Maryland published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on june 4 , 19 86 TOWSON TIMES, granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commis-sioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the 42.50 date of the hearing set above or BY ORDER OF ARNOLD JABLON ZOHING COMMISSIONER OF BALTIMORE COUNTY

BEFORE THE IN RE: PETITIONS SPECIAL EXCEPTION AND ZONING VARIANCES ZONING COMMISSIONER W/S of York Road, 310' S of * the centerline of Thelma OF BALTIMORE COUNTY Avenue - 8th Election District Case No. 86-520-XA Foster and Kleiser, Petitioner * * * * * * * * * * FINDINGS OF FACT AND CONCLUSIONS OF LAW The Petitioner herein requests a special exception for two, 12' x 25' single-faced, side-by-side, illuminated outdoor advertising signs and, additionally, variances to permit a front yard setback of 3 feet instead of the required 25 feet and a setback to the street intersection of 25 feet instead of the required 50 feet, as more particularly described on Petitioner's Exhibit 1. The Petitioner, by Barry Friedman, Director of Public Relations, appeared and was represented by Counsel. Manual DiPaola, owner of the Turf Inn, appeared in support. There were no Protestants. Testimony indicated that the "billboards" are presently situated on property zoned B.R. and located on York Road and High View Avenue, adjacent to the Turf Inn. The Petitioner proposes to move them to another location on the property at an angle to York Road and parallel to High View Avenue. The Turf Inn will lease that portion of the property on which they are now

located to provide additional parking. The Petitioner seeks relief from Section 413.3, pursuant to Section 502 g, and from Sections 413.3.C and D, pursuant to Section 307, Baltimore After due consideration of the testimony and evidence presented, it is

addition, the variances requested will not be detrimental to the public

ing on this Petition held, and for the reasons given above, the requested

two, 12' x 25' single-faced, side-by-side, illuminated outdoor advertising

signs and, additionally, the Petition for Zoning Variances to permit a front

yard setback of 3 feet instead of the required 25 feet and a setback to the

street intersection of 25 feet instead of the required 50 feet be and are

hereby GRANTED, from and after the date of this Order, subject to the follow-

be granted same upon receipt of this Order; how-

ever, Petitioner is hereby made aware that pro-

ceeding at this time is at its own risk until

such time as the applicable appellate process from

this Order has expired. If, for whatever reason,

this Order is reversed, the Petitioner would be

required to return, and be responsible for return-

- 3 -

Zoning Commissioner of

Baltimore County

ing, said property to its original condition.

1. The Petitioner may apply for its sign permit and

Pursuant to the advertisement, posting of the property, and public hear-

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County,

day of June, 1986, that the Petition for Special Exception for

health, safety, and general welfare.

Andrew Janquitto, Esquire

People's Counsel

ing:

special exception and variances should be granted.

streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR. It is clear from the testimony that if the variances were granted, such F0!! use proposed would not be contrary to the spirit of the BCZR and would not 10 result in substantial detriment to the public good. - 2 clear that a practical difficulty or unreasonable hardship would result if the PROPERTY DESCRIPTION instant variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In

BEGINNING AT A POINT LOCATED ON THE WEST SIDE OF YORK ROAD (80 FEET WIDE), 310 FEET SOUTH OF THE CENTERLINE OF THELMA AVENUE (40 FEET WIDE), AND 60 FEET FROM THE CENTERLINE OF YORK ROAD AND THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES: 1.) MORTHWESTERLY AND ALONG THE SOUTH SIDE OF A PAPER STREET KNOWN AS HIGHVIEW AVENUE (30 FEET WIDE) A DISTANCE OF 60 FEET TO A POINT, THENCE 2.) SOUTHWESTERLY AND AT A RIGHT ANGLE A DISTANCE OF 15 FEET TO A POINT, THENCE 3.) SOUTHEASTERLY AND AT A RIGHT ANGLE A DISTANCE OF 60 FEET TO A POINT, THENCE 4.) NORTH-EASTERLY AND AT A RIGHT ANGLE A DISTANCE OF 15 FEET TO THE BEGINNING POINT.

()

It is clear that the BCZR permits the use requested by the Petitioner in

a B.R. Zone by special exception. It is equally clear that the proposed use

would not be detrimental to the primary uses in the vicinity. Therefore, it

must be determined whether the conditions as delineated in Section 502.1 are

that the special exception should be granted with certain restrictions, as

would show that the proposed use met the prescribed standards and require-

ments set forth in Section 502.1. In fact, the Petitioner has snown that

the proposed use would be conducted without real detriment to the neigh-

borhood and would not adversely affect the public interest. The facts and

circumstances do not show that the proposed use at the particular location

described by Petitioner's Exhibit 1 would have any adverse impact above and

beyond that inherently associated with such a special exception use, irrespec-

tive of its location within the zone. Schultz v. Pritts, 432 A.2d 1319

eral welfare of the locality, nor tend to create congestion in roads,

The proposed use will not be detrimental to the health, safety, or gen-

After reviewing all of the testimony and evidence presented, it appears

The Petitioner had the burden of adducing testimony and evidence which

satisfied by the Petitioner.

more fully described below.

PETITION FOR VARIANCES 8th Election District W/S of York Rd., 310' S of the : OF BALTIMORE COUNTY ARNOLD JABLON C/L of Thelma AVe., 8th District ZONING COMMISSIONER Case No. 86-520-XA JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER FOSTER AND KLEISER, Petitioner Case No. 86-520-XA West Side of York Road, 310 feet South of the Centerline of June 17, 1986 ::::::: LOCATION: Thelma Avenue ENTRY OF APPEARANCE DATE AND TIME: Monday, June 23, 1986, at 11:45 a.m. T. Rogers Harrison, Esquire 306 West Joppa Road PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Please enter the appearance of the People's Counsel in the Towson, Maryland Towson, Maryland 21204 above-captioned matter. Notices should be sent of any hearing dates or The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCES W/S of York Rd., 310'S of the c/l of Thelma Ave. Regulations of Baltimore County, will hold a public hearing: other proceedings in this matter and of the passage of any preliminary Petition for Special Exception for two single faced 12 feet by 25 feet or final Order. Foster and Kleiser - Petitioner Case No. 86-520-XA illuminated advertising structures Petition for Zoning Variances to permit a front yard setback of 3 feet Dear Mr. Harrison: in lieu of the required 25 feet and a distance of 25 feet to the street Phyllis Cole Friedman intersection in lieu of the required 50 feet Phyllis cole Friedman People's Counsel for Baltimore County This is to advise you that \$100.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued. Peter Max Zimmerman THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. Deputy People's Counsel Room 223, Court House Being the property of Foster and Kleiser , as shown on plat plan filed with the Zoning Office. Towson, Maryland 21204 494-2188 Do <u>not</u> remove sign from property from the time it is placed by In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, extertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the I HEREBY CERTIFY that on this 9th day of June, 1986, a copy No. 21754 County, Maryland, and remit BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION of the foregoing Entry of Appearance was mailed to T. Rogers Harrison, .ng, Towson, Maryland BALTIMORE COUNTY, MARYLAND MISCELLANEOUS CASH RECEIPT OFFICE OF FINANCE - REVENUE DIVISION hearing set above or made at the hearing. Cogne sant in Terrer C Esquire, 306 W. Joppa Rd., Towson, MD 21204, Attorney for Petitioner. MISCELLANEOUS CASH RECEIPT BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY RECEIVED Priest Harreren Cunant - Reduction, Come 86-560-AA FOR FILLING FEE FOR SPECIAL EXCEPTION & VARIANCE Fretze + pilce int -ITEH 392 FOSTER + KLEISER 8 602/444443002/11 4224 VALIDATION OR SIGNATURE OF CASHIER BALTIMORE COUNTY, MARYLAND SPECIAL EXCEPTION INTER-OFFICE CORRESPONDENCE PROFESSED - RELOCATE TWO EXECTING ILLUMINATED Arnold Jablon C86-520-XA ADVERTISING STEWTURES. TO Zoning Commissioner Date June 16, 1986 (EXISTING SITCIAL EXCEPTION - 4749 X) Norman E. Gerber, AICP FROM Director, Office of Planning & Zoning ZCNED - B.R. SCALE - 1"=100" ELECTION DISTRICT - 8+W SUBJECT Zoning Variance Petition No. 86-520-XA Foster & Kleiser CERTIFICATE OF POSTING NOTE: ALL SIGNS EXECTED IN ACCOUTANCE This office is opposed to the granting of the subject petition. Arterial WITH SECTION A13 OF BALTIMORE roads in Baltimore County already are blessed with a plethora of signage. Date of Posting June 1, 198 4 COUNTY ZONING REGULATIONS. Further, this office cannot understand how a proposal that does not meet the Posted for: Special Exception required standard setbacks can possibly meet the Schultz vs. Pritz site speci-CTIMONIUM HEIGHTSfic test. SECTION A D.R. 5.5 NEW LOCATION-EX. SIGN AREA T TIMONIUM ZONED E.R. FAIR GROUNDS7 Posted by S. J. arata Date of return: June 6, 1986 NEG: JGH: bjs Number of Signs: ECENTERUNE YORK ROAD (80'FW) #392 86-520 XA CONED B.L. BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this 21st 1985.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCES

James E./Dyer

Advisory Committee

Chairman, Zoning Plans

Foster & Kleiser

T. Rogers Harrison, Enquire

T. Rogers Harrison, Esquire 306 West Joppa Road May 26, 1986 Towson, Maryland 21204 NOTICE OF HEARING RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCES W/S of York Rd., 310' S of the c/l of Thelma Ave. 8th Election District Foster and Kleiser - Petitioner Case No. 86-520-XA 11:45 a.m. Monday, June 23, 1986 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland No. 019930

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE June 10, 1986 COUNTY OFFICE BLDG. 111 W. Chesapeake Are. Towson, Maryland 21204 George Arconti, Jr., Agent Nicholas B. Commodari Foster and Kleiser 3001 Remington Avenue Chairman Baltimore, Maryland 21211 MEMBERS RE: Item No. 392 - Case No. 86-520-XA Bureau of Petitioner: Foster and Kleiser Special Exception and Variance Petitions Department of Traffic Engineering Dear Mr. Arconti: Scate Roads Commission The Zoning Plans Advisory Committee has reviewed the plans Bureau of submitted with the above-referenced petition. The following Fire Prevention comments are not intended to indicate the appropriateness of the Health Department zoning action requested, but to assure that all parties are made Project Planning aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning Building Department may file a written report with the Zoning Commissioner with recom-Board of Education mendations as to the suitability of the requested zoning. Zoning Administration Industrial Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly. Yery truly yours, JAMES E. DYER Chairman Zoning Plans Advisory Committee JED:kkb Enclosures cc: T. Rogers Harrison 306 West Joppa Road Towson, Maryland 21204 DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 May 19, 1986 TED ZALESKI, JR. DIRECTOR Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204 Comments on Item # 392 Zoni.g Advisory Committee Meeting arc *, follows: Foster and Kleiser W/S York Road, 310 feet S of c/l Thelma Avenue APPLICABLE ITEMS ARE CIRCLED: All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards. B) A building and other miscellaneous permits shall be required before the start of any construction. C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data. D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a parmit application. Reproduced seals are not acceptable. E. All Use Group, except R-4 Single Family Detached Deallings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line. F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department

G. The requested variance appears to conflict with Section(s) ______, of the Baltimore

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the sxisting structure is Engineer seals are usually required. The change of Use Groups are from Use to Use or See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverins. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not interded to be construed as the full extent of any permit. If wired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

(J.) comments: Signs shall comply with Article 19 as amended by Council Bill #17-85.

MARK AL PRIMA

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0 A DALTIMORE COUNTY
OFFICE OF FLANNING AND ZONING
TOWSON MARYLAND 21204
494-J211 NORMAN E. GERBER Mr. Arnold Jablon JUNE 2, 1986 Zoning Commissioner County Office Building Towson, Maryland 21201 Re: Zoning Advisory Meeting of MAY 6, 1986 Item : 392 Meeting or WIF . W. LEISER . Property Owner: FOSTER AND KLEISER LOCATION: W/S YORK ROAD, 31015 OF d

Dear Mr. Jablon: The Division of Current Planning and Development has reviewed the subject applicable. There are no site planning factors requiring comment.

A County Review Group Meeting is required.

A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

Subdivision. The plan must snow the entire tract.

A record plat will be required and must be recorded prior to issuance of a building permit.

The access is not satisfactory.

The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.

development on these soils is prohibited.

Construction in or alteration of the floodplain is prohibited Regulations.

Development of this site may constitute a notation. Regulations.

Development of this site may constitute a potential conflict with the Baltimore County Haster Plan.

()The amended Development Plan was approved by the Planning Board On Change and the Comply with Galtimore County Landscape Manual. The property is located in a deficient service area as defined by Capacity Use Certificate has been issued. The deficient service is ()The property is located in a trainic area controlled by a "D" level intersection as defined by 3:11 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated innually by the County Council.

Chier, Current Planning and Davelopment

CC: James Hoswell

Maryland Department of Transportation State Highway Administration

Villiam K. Hellmann Hal Kassoff 280NITES SEPARTMENT

Mr. A. Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Attention: Mr. James Dyer

Re: ZAC Meeting of 5-6-86 ITEM: 392. Property Owner: Foster & Kleiser Location: W/S York Road, Route 45, 310 feet S. of centerline Thelma Avenue

Existing Zoning: B.R. Proposed Zoning: Variance to permit a front setback of 3 feet in lieu of the required 25 feet and to permit a distance of 25 feet to the street intersection in lieu of the required 50 feet and <u>Special</u>
Exception for two single faced
12 foot by 25 foot illuminated advertising structures Acres: 15" x 60' District: 8th Election District

Dear Mr. Jablon:

On review of the submittal for sign variance, the site plan has been forwarded to the State Highway Administration Beautification Section c/o Morris Stein, (659-1642) for all comments relative to zoning.

> Very truly yours, Charles Lee Chief Bureau of Engineering Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle Mr. M. Stein (w-attachment)

My telephone number is__(301) 659-1350 Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500 PAUL H. REINCKE CHIEF

0

May 20, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Chairman Zening Plans Advisory Committee

KE: Property Owner: Foster and Kleiser

Location: W/S York Road, 310 feet S. of centerline Thelma Avenue Item No.: 392 Zoning Agenda: Meeting of 5/6/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

') 6. Site plans are approved, as drawn.

(x) 7. The Fire Prevention Bureau has no compants, at this time.

Special Inspection Division